

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 1st, 1975

8:30 A. M.

PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft, Harry I. Driggers, Neal Gale, Cormac McGarvey, C. Edward Nicholson and Father Marlon S. Poitier

ALSO PRESENT: Executive Director Edward H. Stelle, Staff Planner Wm. P. Hooker and County Building Official Vernon Lewis.

Mr. C. Edward Nicholson, newly County appointed member, was introduced and recognition of the reappointment of Messrs. Harry I. Driggers and Wayne E. Floyd by the County as Planning Commission members was made.

Coastal Zone Management Program

Mr. Frank A. Hood, Consultant, and Mr. O. R. Cothran, Coordinator, for the Coastal Zone Management Program was introduced. Messrs. Hood and Cothran are working for the Office of Planning and Budget State of Georgia, the lead agency for the preparation of Georgia's Coastal Zone Management Planning Program. They will be headquartered in the Joint Planning Commission office and be available to lend guidance in the commission's efforts in Coastal Zone Planning.

Upon a motion made by Mr. Croft and seconded by Mr. Gale, the Minutes of the Regular Meeting held on March 4th, 1975, were approved.

Reference: GC-16-74:

Planned Development Review of the Golden Isles Marina PD-G Planned Development - General Complex for Final Approval of Phases II and III and Approval of Revision to Phase I
Golden Isles Marina, Inc. Plate Maps 59, 60 and 71

Attorney James B. Gilbert, Jr., and Surveyor Lee Kicklighter were present for review of the subject Planned Development Complex.

The Executive Director pointed out that the developers had previously been advised by the Planning Commission that proper permits would have to be obtained from all appropriate agencies prior to final approval being given to this planned development. He advised that the applicants have now obtained approvals from the Georgia Coastal Marshlands Protection Agency, the Georgia Water Quality Control Board, the U. S. Coast Guard and the U. S. Corps of Engineers, the agencies referred to.

Mr. Gilbert stated modifications have been made to the original layout plans, particularly in respect to the location of the sewerage treatment plant, as required by the Water Quality Control Board, and alternate boatel sites. This in turn had required that the restaurant site be relocated. He further stated that the sandwich and icecream shop near the entrance to the complex at the St. Simons Causeway would be eliminated.

Mr. Nicholson expressed concern as to traffic congestion that would be created in the acceleration and deceleration lanes from the complex to the causeway.

The Executive Director explained that this matter has been studied in detail by the St. Simons Causeway Consultant, the Georgia Department of Transportation and others, resulting in a recommendation for improvements at this point that would decrease traffic congestion considerably. These improvements should be at the expense of the developers.

It was pointed out that signs for the complex would be controlled by the Glynn County Zoning Ordinance requirements.

The Executive Director recommended approval as the layout reflects a refinement of the original plans. He added, however, that the sandwich and icecream shop at the entrance to the causeway be excluded.

A motion was made by Mr. Cowman and seconded by Mr. Croft to approve the plans subject to the changes shown on the submitted plat plan excluding the icecream and sandwich shop.

During discussion following this motion, Mr. Gale brought out that the plat was not finalized in detail due to the lack of dimensions being shown and the surveyor has not had an opportunity to make the above change.

Mr. Cowman withdrew his motion with the concurrence of Mr. Croft.

A motion was then made by Mr. Cowman and seconded by Mr. Nicholson that Final Approval be deferred to the next regular meeting in order that the layout plan might be finalized.

Voting Aye: Messrs. Cowman, Driggers and Nicholson

Abstaining from Voting: Messrs. Croft, Gale, McGarvey and Father Poitier

The Chairman declared the motion defeated.

A motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted that this item be deferred to a special meeting to be held after receipt of modified plans showing the above changes.

Prior to adjournment, Friday, April 4th, 1975, at 8:30 A. M. was established as the date and time for a special meeting for final review of this Planned Development.

GC-6-75:

Request to rezone, from R-12 One-Family Residential to M-12 One-Family Mobile Home Residential, Lots 3 and 4 in Block K of Blythe Beach Subdivision, Unit 4, fronting approx. 170 ft. on the east side of Blythe Island Drive and 154 ft. on the south side of Park Street

Mr. Wm. R. Pittman was present to represent the subject application submitted by his wife, Mrs. Celesta A. Pittman. Mr. Pittman stated that she desired to place a mobile home on the two lots for use by their daughter. He added that the mobile home is now located in a mobile home park. Mr. Pittman further added that it is not logical to pay rental when they have available land.

No one was present to express apposition to this request.

The Executive Director explained that the Planning Commission had established a policy not to recommend mobile home rezonings north of Parland Road. Mr. Stelle further explained the Planning Commission has in the past recommended favorably for mobile home rezoning requests south of that road due to the mobile home- conventional dwelling intermingling character of that area and he, therefore, recommended approval of this application, the lot lying south of Parland and in an area with many existing mobile homes.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the property to M-12 Mobile Home Residential as it lies within an area containing a considerable number of mobile homes.

GC-9-75:

Request to rezone, from M-20 One-Family Mobile Home Residential to M-9 One-Family Mobile Home Residential, Lot 5B in an unrecorded subdividing of Block 1, in Blythe Island Subdivision, Unit 4, fronting 71.75 ft. on the south side of Midway Circle with an average depth of approx. 266 ft., and located 281.5 ft. east of the intersection of said Circle with Park Street

Mrs. Janice H. Kicklighter was present in behalf of this request, submitted by herself and her husband, Paul K. Kicklighter. Mrs. Kicklighter stated that they have a mobile home on the southern portion of Lot 5B and desire to sell the above portion for a mobile home site if the property is rezoned to M-9 Mobile Home Residential.

The Executive Director explained the unapproved subdividing of the subject lot had resulted in its frontage on Midway Circle not meeting the 100 ft. requirement for its existing M-20 Mobile Home classification. Mr. Stelle said he had advised the Kicklighters to apply for a rezoning requiring a lesser frontage rather than going through the Glynn County Board of Appeals for a variance in order that this matter might be considered by the Planning Commission and County Commission. He pointed out that the property involved is in the immediate vicinity of that recommended for a mobile home rezoning under GC-6-75 above; also that the change in classification would allow a lesser frontage but that the above described lot would still have over 20,000 square feet in area and be consistent with the surrounding lots.

It was noted that no one appeared to object to this application.

The Executive Director recommended the property be rezoned to M-9 Mobile Home as such use would be compatible to the surrounding area.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted to recommend rezoning the subject property having a frontage of 71.75 ft. to M-9 Mobile Home Residential which will reduce the required minimum lot width to 70 ft. rather than 100 ft. for M-20 Mobile Home Districts in that the layout of the unapproved resubdivision of the subject lot made it impossible for use under the M-20 zoning frontage requirements, and that the lot still retains 20,000 square feet as those in its immediate surroundings.

GC-8-75:

Request to rezone, from GI General Industrial to M-20 One-Family Mobile Home Residential, a 100 ft. by 150 ft. lot in Gordon Heights Subdivision with access via Williams Drive in the Dock Junction area and identified as Parcel 24 in Block 1 on Glynn County Tax Map B-61

Mr. Paul Turner was present for review of this request for a rezoning to M-12 Mobile Home. Mr. Turner explained that he is removing his residence which has been so vandalized that it is impracticable to rebuild and desires to replace it with a mobile home.

No one was present to oppose this request.

The Executive Director stated that, inasmuch as the property lies within an area utilized by a considerable number of mobilehomes and lies adjacent to property being used as an industrial site, he recommended approval of this request.

After careful study, a motion was made by Mr. Croft, seconded by Mr. Gale and unanimously adopted to recommend the rezoning to M-12 Mobile Home Residential the property involved which is in an area utilized to a large extent for mobile home locations.

GC-7-75:

Request to qualify as a Conditional Use for a Hardship Case on a temporary basis in an R-12 One-Family Residential District for the location of a Mobile Home on the following described property: a tract fronting approx. 153 ft. on the east side of U. S. Highway 17 North with an approx. depth of 290 ft., and lying immediately east of the intersection of South Palm Drive with said highway and as shown on Glynn County Tax Map 60-4 as Parcel 31 in Block 4

Mr. G. A. Moyers appeared in behalf of the subject hardship application, filed by himself and his wife.

The Executive Director explained that the acquisition of right of way for the widening of U. S. Highway 17 North had resulted in the need to remove the Moyers' residence which lies partially within the new right of way. Mr. Stelle stated that they had applied under hardship requirements for the location of a mobile home on a temporary basis until such time as they can reconstruct a new residence on the property. He then read a letter from the Georgia Department of Transportation documenting this request as a hardship case.

It was noted that no one was present to express opposition to this hardship case.

The Executive Director recommended approval due to the above circumstances.

After careful study, a motion was made by Mr. Croft, seconded by Mr. Cowman and unanimously adopted to recommend approval of this application for the temporary location of a mobile home on the subject property as it meets all requirements for a Conditional Use as a Documented Hardship Case as specified in the letter from the Georgia Department of Transportation.

GC-2-75 B:

Review of a Proposed Amendment to the Text of the Glynn County Zoning Ordinance to include Tennis Courts as Permitted Uses in R-9 and R-6 One-Family Residential Districts

Initiated by: Jack Hutto

Mrs. J. S. Hutto, accompanied by Mr. Robert Stanford, was present for review of the subject proposed amendment to the Glynn County Zoning Ordinance requested by her husband.

The Executive Director explained that the ordinance contains no provisions, except in RR Resprt Residential Districts, for private recreational facilities, such as tennis clubs. He then pointed out the location of the property that the applicant and others desire to utilize for a private tennis club as lying on the north side of North Harrington Road on St. Simons Island in an R-6 One-Family Residential District. Mr. Stelle also pointed out that all R-9 and R-6 Districts in Glynn County would be affected by the requested amendment.

Mr. Stanford stated that, if the amendment is passed, it would permit the location of 4 or 5 court tennis club on a 1 acre tract, with 50 memberships.

The Executive Director suggested that provisions for private tennis courts might be made through Conditional Uses in One-Family Residential Districts provided they are buffered on all property lines by a 100 ft. planted buffer, that no commercial enterprise be allowed on the site, that it be demonstrated that any lighting will not affect surrounding properties, and that such use is approved by the Planning Commission and County Commission according to the provisions of Section XI (Amendments) of the Ordinance.

A considerable number of individuals appeared to oppose the proposed amendment. Mr. Richard Lyons acted as spokesman for the group, although these individuals were given an opportunity to express their feelings. Mr. Lyons stated the basic reason for opposition was that this use would be permitted in all R-9 and R-6 Districts and not limited to the property on Harrington Road. He added that additional reasons for objecting were noise, pollution and traffic congestion that would be generated by multiple use of the tennis courts.

After discussion, a motion was made by Mr. Croft and seconded by Father Poitier to defer action until such time as an application is submitted, identifying the specific property and use for a rezoning to a classification that would allow the proposed tennis courts.

Following an unfavorable vote, the Chairman declared the motion defeated.

A motion was made by Mr. Cowman that another public hearing be held on this matter, prior to which time the Executive Director can furnish the members with concrete recommendations.

This motion died for lack of a second.

Mr. Cowman then made a motion which was seconded by Father Poitier to defer this request, if the applicant will so concur, to the next regular

meeting in order that a work session might be held.

Voting Aye: Messrs. Cowman, Driggers, McGarvey, Nicholson and Father Poitier

Voting Nay: Mr. Croft

Mr. Gale stated that he was not abstaining nor voting as he saw no point in the motion.

The Chairman declared the motion adopted.

Due to lack of concurrence by applicant for deferral and in view of the complications which would result if the study is not completed prior to the next meeting, a motion was made by Mr. Cowman, seconded by Father Poitier and unanimously adopted that the immediately preceding motion be rescinded.

The Executive Director stated he would undertake a study as to provisions in the Glynn County Zoning Ordinance for tennis courts and make recommendations to the Planning Commission at the earliest possible meeting.

A motion was then made by Mr. Cowman and seconded by Mr. Gale to recommend denial of the requested amendment to the Text of the Glynn County Zoning Ordinance as the inclusion of tennis courts as a permitted use in R-9 and R-6 One-Family Residential Districts would be applicable to all such districts in the County, and not just to the property the applicants propose to utilize for this purpose; it being recognized that a study will be made with respect to provisions for the location of tennis courts.

Voting Aye: Messrs. Cowman, Croft, Gale, McGarvey, Nicholson and Father Poitier

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

GC-10-75:

Review of a proposed Planned Development zoning of Malcolm McKinnon Airport on St. Simons Island

Initiated by: Glynn County Commission

The Executive Director advised the members that the County Commission had requested the Planning Commission to give consideration to the rezoning of the Malcolm McKinnon Airport to a Planned Development classification.

This matter had arisen due to a request for leasing a portion of the airport for a use which is not permitted in its existing GC General Commercial classification. Due to the closing of the 8-26 Runway, certain areas could be utilized for non-aviation purposes, as shown in the Malcolm McKinnon Airport Master Plan dated April 1973. It was brought out that the Planned Development - General classification would be best suited to develop the airport property. Preliminary plans in this request were reviewed. Under this zoning classification orderly development of these areas would be accomplished without jeopardizing the existing aviation operations or any regeneration in the future. This would also permit the

establishment of buffer areas to protect adjacent residential properties. Any additional road rights of way would be a minimum of 80 ft. in width, which would qualify them for federal funding.

Leases would be granted by the County, who would retain title to any airport property involved.

The Executive Director recommended the rezoning of the airport to Planned Development - General as all phases of this type development would have to be submitted to and approved by the Planning Commission and the County Commission.

After careful consideration, a motion was made by Mr. Gale and seconded by Mr. Croft to recommend the rezoning of Malcolm McKinnon Airport on St. Simons Island to PD-G Planned Development - General in accordance with plans reviewed this date in order to allow for further development of that facility according to the Airport Master Plan approved by the Federal Aviation Agency with conformance to the Glynn County Zoning Ordinance.

Voting Aye: Messrs. Cowman, Croft, Driggers, Gale, McGarvey
and Father Poitier

Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

Resolution commending Mr. Otto Johnson, Jr., for his services while serving as a member of the Planning Commission

Upon a motion made by Mr. Cowman and seconded by Mr. Driggers, the following Resolution was unanimously adopted.

A RESOLUTION

WHEREAS, Otto Johnson, Jr., has faithfully served the citizens of Brunswick and Glynn County in the field of planning for a total of eight years; and

WHEREAS, during his tenure as a member of the Brunswick - Glynn County Joint Planning Commission he has generously donated his time and efforts towards the orderly growth and development of this community; and

WHEREAS, this Commission feels that an expression of gratitude of itself and the citizens of Brunswick and Glynn County should be extended to Mr. Johnson for his public service;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the members of the Brunswick - Glynn County Joint Planning Commission in Regular Meeting assembled on this 1st day of April, 1975, that there be expressed to Mr. Johnson the appreciation and gratitude of this community for his unselfish efforts while serving as a member of this Commission; and

BE IT FURTHER RESOLVED that a copy of this Resolution be spread upon the Official Minutes of the Brunswick - Glynn County Joint Planning Commission with copies being furnished to the City and County Commissions for their recognition; and

BE IT FURTHER RESOLVED that a framed copy of this Resolution be presented to Mr. Johnson.

Discussion of H. U. D. "701" Planning Application

The Executive Director stated that an application had been submitted to the Department of Community Development, Community Affairs Division - Office of Regional Planning for a H U D "701" Planning Grant. Mr. Stelle then explained in detail the elements involved in this program. He stated that the funds if granted would be used to fill in the gaps of the work being done under Coastal Zone Management and culminate with a revised Brunswick - Glynn County Comprehensive Plan.

Directional Signs on St. Simons Island

The Executive Director informed the members that he had talked with a representative of the St. Simons Island Chamber of Commerce who had asked that the Planning Commission give assistance as to ways and means of alleviating confusion created by existing directional signs on St. Simons Island.

During discussion, it was brought out additional signs are also needed for directing the public to major activity areas.

Recognizing the need for an improved system in this respect, a motion was made by Mr. Nicholson, seconded by Father Poitier and unanimously adopted to authorize the Executive Director to utilize the Planning Commission staff in assisting the St. Simons Chamber of Commerce and County Commission in resolving the inadequate directional sign problems on St. Simons Island.

Interstate 95 on Blythe Island

The members were advised that the Georgia Department of Transportation has called a Public Hearing to be held at the Glynn County Courthouse on April 24th, 1975, at 7:30 P. M., regarding this matter.

Mr. Cowman distributed and explained maps reflecting 4 different methods under consideration for I-95 to traverse Blythe Island.

The Chairman requested that the Executive Director prepare a resolution for perusal of the commission for subsequent adoption.

Budget Committee

The Executive Director advised that to date he has been unable to ascertain, due to lack of information as to various applications for state and federal funds, an amount from which the Budget Committee could derive a proposed budget for the forthcoming fiscal year.

Maps Reflecting Property in Relation to Rezoning Applications, Etc.

Mr. Cowman requested that the members be furnished, prior to scheduled public hearings, detailed maps showing the location of properties involved in Rezoning Applications and the like.

The Executive Director stated that such information would be furnished as requested.

MEETING ADJOURNED AT 11:30 A. M.